



West Street, Shoreham By Sea

Offers Over **£400,000**



Property Type: Cottage

Bedrooms: 2

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Grade Two Listed
- Two Double Bedrooms
- Modern Dual Aspect Kitchen
- Two Reception Rooms
- West Facing Bedroom
- Over Three Floors
- Feature Rear Garden
- No Onward Chain
- Main Bedroom With Contemporary Freestanding Bath
- Town Centre Location

*** GUIDE PRICE £400,000 - £450,000

We are delighted to offer for sale this spacious extended two double bedroom mid terrace grade two listed cottage situated in this popular Shoreham Town Centre location benefitting with no onward chain.



Conveniently situated just off the High Street in the heart of Shoreham town centre within seconds walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.



Private wooden front door through to:-

SPACIOUS LOUNGE West aspect. Comprising single glazed wooden framed window with fitted shutters, cast iron radiator, feature fireplace with wood burner and hearth, two wall mounted light fittings, single light fitting, engineered oak wood flooring, stairs to first floor landing.

DINING ROOM East aspect. Comprising single glazed wooden window with fitted shutters, under stairs storage cupboard with shelving, single light fitting, wall mounted light fitting.

DUAL ASPECT MODERN FITTED KITCHEN East and north aspect. Comprising pvcu double glazed window, pvcu double glazed double doors leading out onto feature rear garden, wooden worksurfaces with cupboards below, inset single drainer butler sink with contemporary mixer tap, space and provision for appliances include 5 ring gas oven/cooker, dishwasher, integrated under counter fridge, wall mounted directable spotlights, oak wood flooring.

SPLIT LEVEL FIRST FLOOR LANDING Wall mounted heated control panel, two wall mounted light fittings, cast iron radiator.

BEDROOM ONE West aspect. Comprising single glazed wooden framed window with fitted shutters, two wall mounted light fittings, cast iron radiator, feature fireplace with rustic surround and wooden mantel piece, carpeted flooring.

MODERN SHOWER ROOM East aspect. Comprising obscure single glazed wooden framed window with fitted shutters, wall mounted light fitting, low flush wc, tiled flooring, recessed shelving, contemporary hand wash basin, contemporary walk in shower with rainfall shower head over benefiting from tiled walls, underfloor heating.

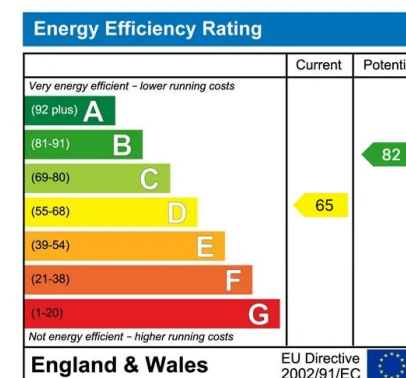
UTILITY CUPBOARD Comprising tiled flooring, wall mounted Valliant combination boiler, space and provision for washing machine, wall mounted light fitting.

STAIRS UP TO SECOND FLOOR

SECOND FLOOR South/East aspect. Comprising double glazed wooden framed window with fitted shutters, carpeted flooring, cast iron radiator, fitted desk, single light fitting, exposed chimney breasts, freestanding bath with tiled flooring and contemporary mixer tap.

FEATURE REAR GARDEN Stepping out onto paved area, leading to large lawned area and further paved area, having a raised sleeper bed and timber built storage shed. The garden benefits from being fence enclosed.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.